

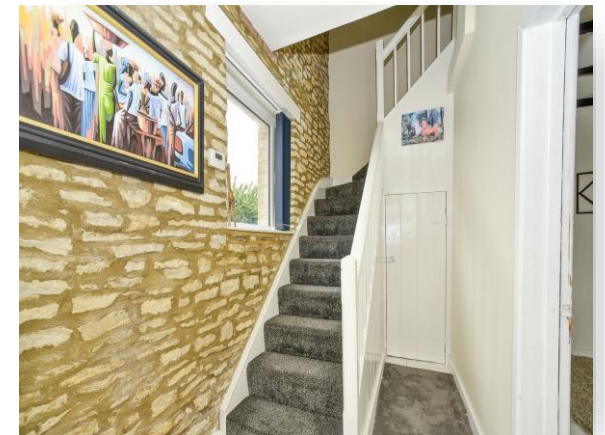


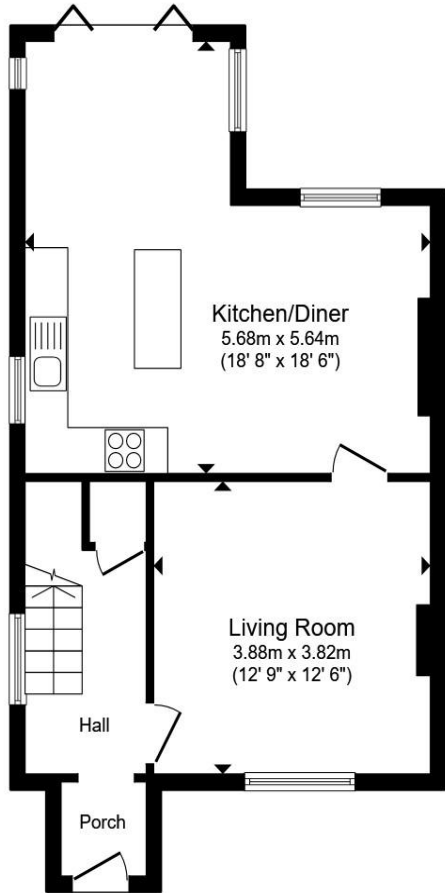
**Final Approach Pat-Yat Cottages, Kemble Cirencester GL7 6AY**

**welcome to**

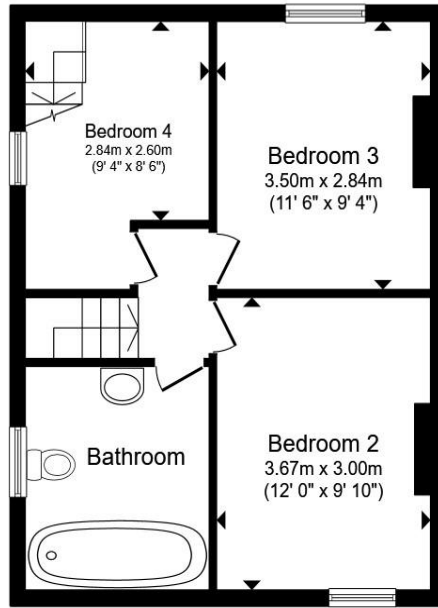
**Final Approach Pat-Yat Cottages, Kemble Cirencester**

Beautifully presented 3-bed semi-detached home in Kemble, 10 mins from Cirencester. Features spacious living, stylish open-plan kitchen/diner, attic master suite with ensuite, large garden, outbuilding, driveway, and extension potential (STPP). No onward chain.

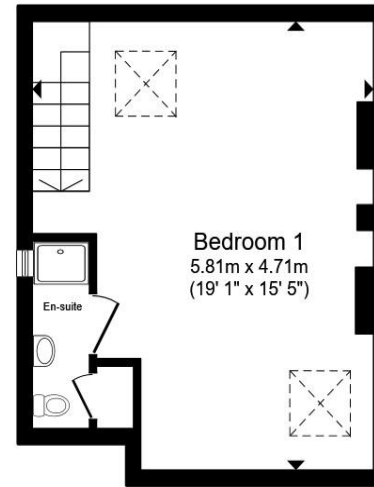




**Ground Floor**



**First Floor**



**Second Floor**

- Entrance Hall**
- Lounge**
- Kitchen / Diner**
- Landing**
- Bedroom Two**
- Bedroom Three**
- Bathroom**
- Second Landing/Study**
- Bedroom One**
- En - Suite**
- Enclosed Garden**
- Outbuilding**
- Driveway**

Total floor area 119.2 m<sup>2</sup> (1,283 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Final Approach Pat-Yat Cottages, Kemble Cirencester

- Beautifully presented three-bedroom semi-detached home
- Stunning open-plan kitchen/dining/family room
- Spacious living room with cosy feel
- Impressive attic master suite with ensuite
- Two further double bedrooms + study area

Tenure: Freehold EPC Rating: G  
Council Tax Band: D

**£499,995**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/HWT106554](https://allenandharris.co.uk/Property/HWT106554)



Property Ref:  
HWT106554 - 0002

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allen & harris



**01793 762407**



[Highworth@allenandharris.co.uk](mailto:Highworth@allenandharris.co.uk)



40A High Street, HIGHWORTH, Wiltshire, SN6  
7AQ



[allenandharris.co.uk](https://allenandharris.co.uk)